

# Reresby Court,

Heol Glan Rheidol, Cardiff, CF10 5NR



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£135,000**



Two Bedroom Apartment

2

2

2

1

# Property Description

**\*\*IDEAL FIRST TIME PURCHASE OR INVESTMENT\*\***  
MGY are pleased to present for sale, a spacious two bedroom, top (third) floor apartment within the highly sought after development, Reresby Court. Located within walking distance to Cardiff City Centre and Cardiff Bay. The accommodation comprises of entrance hall to lounge/diner/kitchen, bathroom, two double bedrooms, one with en-suite. The property further benefits from double glazing throughout, security intercom system, underfloor heating and an allocated parking space. Viewing highly recommended.

Tenure Leasehold

Council Tax Band E

Floor Area Approx 700 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door. Three storage cupboards, one housing new hot water tank. Wall mounted security intercom system. Thermostat control.

## LOUNGE/DINER/KITCHEN

20' 1" x 14' 10" (6.14m x 4.53m)  
Double glazed uPVC floor to ceiling windows to front. Additional double glazed uPVC window to side. Vinyl tile effect flooring to kitchen. Telephone point. TV aerial point. Thermostat control. Open plan living. Kitchen, with modern fitted units and work surfaces incorporating stainless steel sink. Ample storage. Integrated oven, four ring electric hob and stainless steel extractor hood over. Splash back. Extractor fan. Integrated dishwasher, washer dryer and fridge freezer.

## MASTER BEDROOM

12' 4" x 10' 0" (3.78m x 3.07m)  
Double glazed uPVC windows to front. Telephone point. TV Aerial point. Thermostat control. Door to:-

## EN-SUITE

7' 2" x 4' 11" (2.20m x 1.50m)  
Part tiled walls. Shower cubicle. Pedestal wash hand basin. W.C. Heated towel rail. Extractor fan.

## BEDROOM TWO

11' 10" x 9' 11" (3.62m x 3.04m)  
Double glazed uPVC windows to front. Double bedroom. Telephone point. TV Aerial point. Thermostat control.

## BATHROOM

7' 5" x 6' 0" (2.28m x 1.84m)  
Part tiled walls. Panelled bath, with shower over and glass shower screen. Pedestal wash hand basin. W.C. Heated towel rail. Extractor fan. Shaver point.

## PARKING

Secure barrier access, to an allocated parking space.

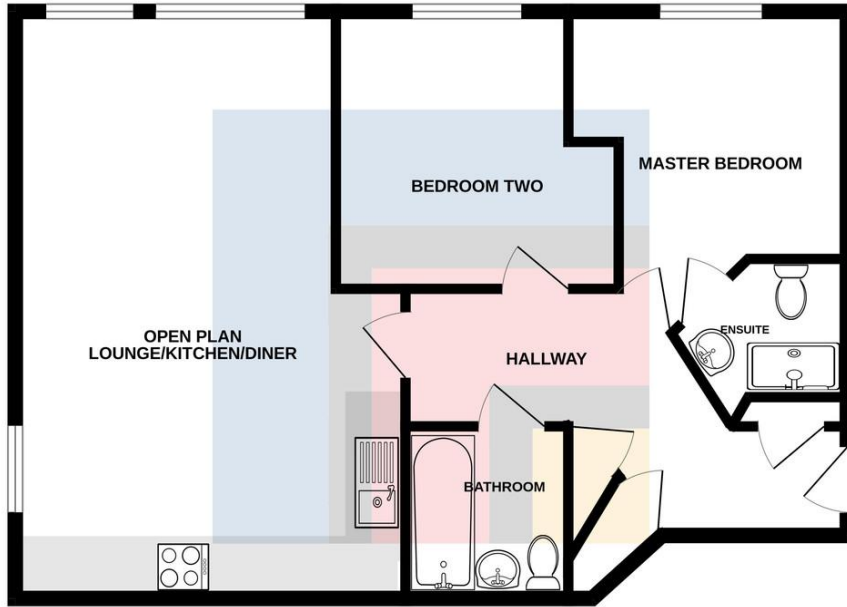
## TENURE

MGY are advised that the property is leasehold, with a term of 150 years from 2004. Service charges of TBC per annum, which includes a security entry intercom system, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, barrier access to an allocated parking space and parking management. Building insurance TBC per annum. Ground rent TBC per annum.

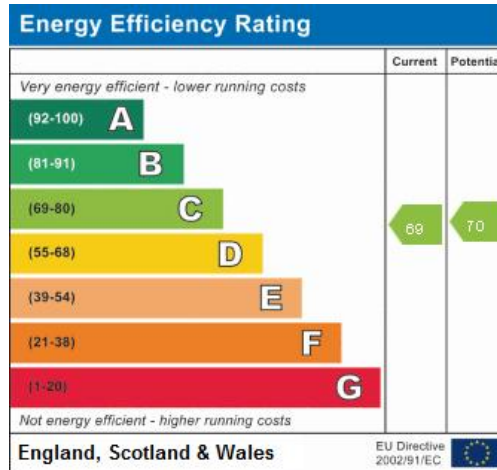
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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13 Mount Stuart Square, Cardiff Bay, Cardiff,  
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